

EXCLUSIVE SALE MEMORANDUM

Hwy 395 & La Mesa Rd.
Victorville, Ca. 92395





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SITE SUMMARY

ADDRESS

Hwy 395 Rd., Victorville, CA 92395

PROPERTY OVERVIEW

Nearly 1,200 feet of frontage along Highway 395. ±18.69 acres vacant land at the Signalized Southeast corner of Hwy 395 & La Mesa Rd. Part of the Mesa Verde Specific Plan with a zoning designation that is Commercial / Office, but is within a Medium Residential Overlay District that could allow for residential developments with a maximum density of 4-6 dwelling units per acre. Potential for development flexibility was included in the specific plan as means of meeting current or future market conditions/needs. Excellent opportunity to structure a versatile development wherein the hard corner could be utilized for commercial development and the balance can accommodate housing.

Hwy 395 average daily traffic counts exceed 34,000. The current metro area population of Victorville-Hesperia-Apple Valley in 2024 is 607,000, a 2.36% increase from 2023. The High Speed Train to Las Vegas along with the Barstow International Gateway Project has primed the regions ascent into the atmosphere as we brace for explosive economic and population growth the likes No region has ever encountered.

MUNICIPALITY

City of Victorville | County of San Bernardino

ZONING

Commercial

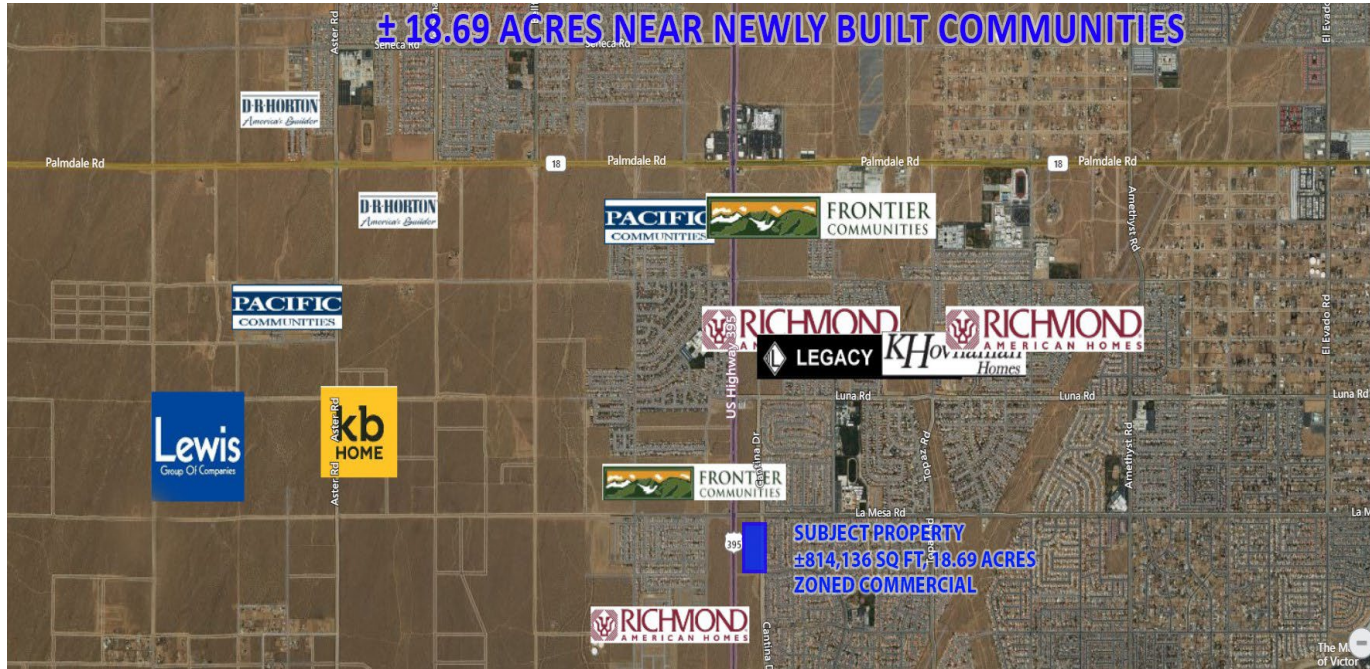
APN

3134-131-01-0000

ASKING PRICE FOR SALE

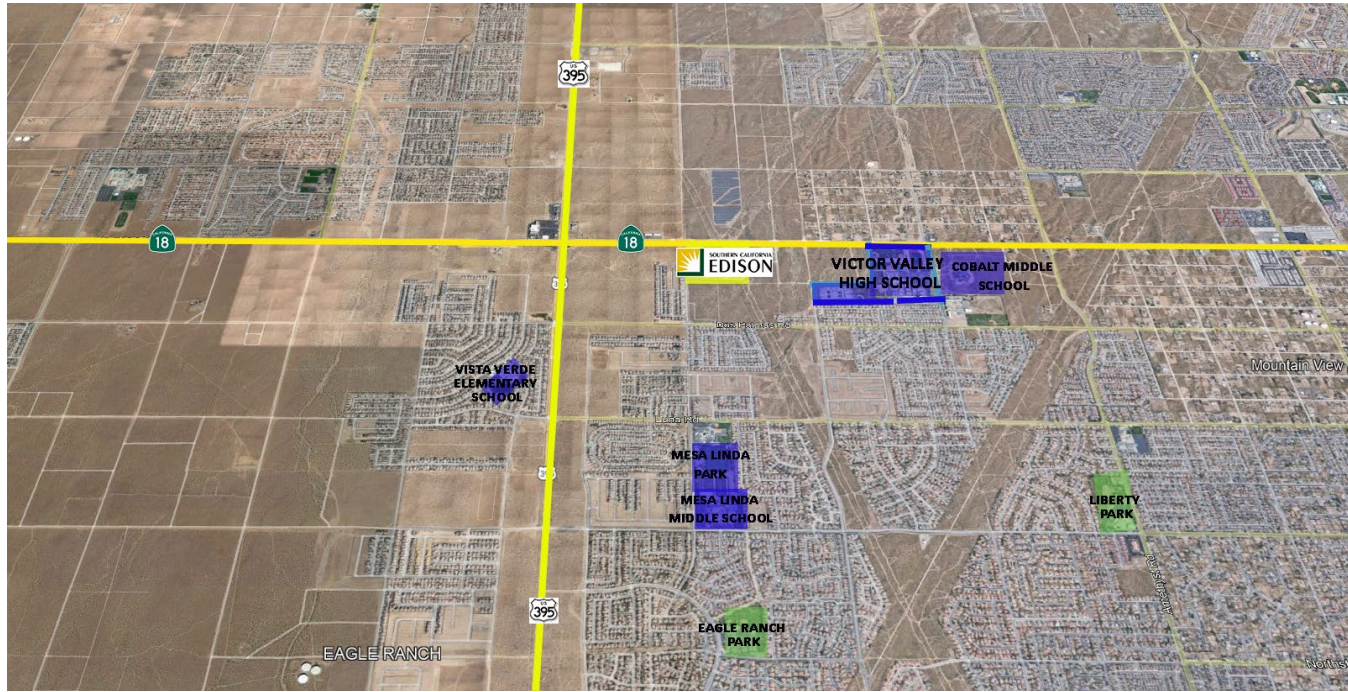
\$3,750,000

NEWLY BUILT COMMUNITIES



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SCHOOLS



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SHOPPING CENTERS

THE CROSSROADS @ 395

Located on the west side of the City of Victorville, is one of the newest multi-tenant shopping centers recently developed. Retail tenants include Walmart, Walgreens, Dollar Tree and Sally Beauty to name a few. The Crossroads at 395 is located on Palmdale Road and US Hwy 395



MALL OF VICTORVILLE

The Mall of Victor Valley is the only regional mall located in the Victor Valley and has served the local consumer base since being built in 1985. Owned by Macerich, the mall underwent an entire interior and exterior renovation allowing it to reposition its major tenancies to better serve the local shopping demand. The Mall of Victor Valley hosts Dick's Sporting Goods, Macy's, Barnes & Noble, Sears, and many other shops offering a wide range of apparel merchandise.

BRIGHTLINE



With a completion date expected in 2028, Brightline West will be the country's first true high-speed passenger rail operation. The Victor Valley station, located on nearly ±300 acres at Dale Evans Parkway and I-15, will serve as the Maintenance of Way facility and possible future hub for the proposed High Desert Corridor and California High Speed Rail lines. The project is expected to provide over 35,000 construction jobs and 1,000+ permanent jobs while connecting two of America's most popular destinations in Los Angeles and Las Vegas.



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